

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1835  
Wednesday, May 1, 1991, 1:30 p.m.  
City Council Room, Plaza Level, Tulsa Civic Center

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Carnes, 1st Vice Chairman	Doherty	Gardner	Linker, Legal
Coutant	Harris	Russell	Counsel
Draughon, 2nd Vice Chairman	Horner	Stump	
Midget, Mayor's Designee		Wilmoth	
Neely			
Parmeale, Chairman			
Wilson			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, April 30, 1991 at 11:42 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmele called the meeting to order at 1:33 p.m. He then turned the meeting over to 2nd Vice Chairman Draughon.

**Minutes:**

Approval of the minutes of April 17, 1991, Meeting No. 1833:

On **MOTION** of **WOODARD**, the TMAPC voted **6-0-1** (Carnes, Draughon, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; Coutant, "abstaining"; Doherty, Harris, Horner, Midget, "absent") to **APPROVE** the minutes of the meeting of April 17, 1991 Meeting No. 1833.

**REPORTS:**

Committee Reports:

Ms. Wilson commented that the Budget and Work Program Committee met April 24, 1991 and discussed the upcoming budget. Some changes were made to the budget and an expansion budget was prepared if more money is allowed TMAPC. She then turned the report over to Mr. Jerry Lasker, INCOG Executive Director.

Director's Report:

Mr. Lasker stated that a budget request had been submitted to the City of Tulsa for an 8% increase. The budget department then responded stating that the amount of increase would be limited to 5%. Therefore, a budget was prepared reflecting that amount. A memo was then received from the budget department stating that only a 3 1/2% increase would be recommended. Finally, the budget department inquired what would happen if the proposed 3 1/2%

increase budget was cut by 5%. Therefore, the Budget and Work Program Committee looked at the staff recommendations for the status quo budget, which contained a 3 1/2% increase over the FY91 budget, to see how it could be cut. The Budget and Work Program Committee decided it would like to put in for additional funds from the City. This budget was entitled the "Expansion Budget". Zoning training for Code Enforcement was moved to this budget along with the second phase of the update of the District 9 Plan. (The first phase was incorporated into the status quo budget.)

2nd Vice Chairman Draughon inquired whether the budget would be submitted to the Mayor's office and then to the City Council or directly to the City Council. Mr. Lasker replied that the proposed budget has already been presented to the Mayor's office. The amount of funds that the Budget and Work Program Committee has recommended is the same amount of funds that the Mayor is recommending to the City Council. There is one change in the program that went to the Mayor's office. That change was to delete the training for Code Enforcement and to insert Part 1 of the District 9 Update. Mr. Draughon inquired whether the Mayor should again approve the proposed budget. Mr. Lasker replied that staff did not feel that it would be necessary since the Mayor was recommending an amount and that amount did not change.

Mr. Parmele stated that presenting the budget in this manner would make the City Council aware of the cost and staff time required to conduct the special studies they have begun to request. If these special studies are to continue, more funds must become available.

Mr. Midget stated that he was apprehensive about sending the budget directly to the Council. In the past, after the Mayor has made his budget presentation, the Council would then ask individual departments to come in for a presentation to discuss their priorities.

Ms. Wilson stated that the Budget and Work Program Committee felt since TMAPC is funded jointly by the City and the County and is not a city department TMAPC would not fall in line with what the different city departments are doing. It is beneficial to go through the Mayor's office as far as submitting the proposed budget but that the priority list should also be given to the Council. The Committee felt there are significant work items that need to be addressed.

Mr. Midget again stated he was still apprehensive of the procedure, but that he would work with the Planning Commission in the matter.

There being no objections from the Commission, 2nd Vice Chairman directed staff to forward the proposed budget to the City Council.

Mr. Lasker advised the Commission that a letter had been received from Bill Thomas, Deputy Director, Public Facilities Maintenance, requesting that TMAPC conduct a study regarding downgrading Yale Avenue from the Broken Arrow Expressway to Gilcrease Expressway and

Memorial Road north of I-244 from a Primary to a Secondary Arterial. In his letter Mr. Thomas suggested that TMATS assistance be requested in determining the feasibility of the downgrading. Much discussion occurred regarding the order in which this matter was presented to the Planning Commission. Several of the Commissioners felt this item should have been given to TMATS first, then brought to TMAPC. Mr. Gardner explained that TMAPC was the controlling body and they should be the body to direct TMATS to conduct the study. 2nd Vice Chairman Draughon directed staff to table the matter until further study could be done regarding the request.

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**SUBDIVISIONS:**

**FINAL APPROVAL AND RELEASE:**

Cedarcrest Park Homes (PUD 462) (1783) RM-1  
East 90th Street and South Collee Avenue

**Staff Recommendation:**

Mr. Wilmoth advised that all release letters had been received and staff recommended approval.

**TMAPC Action; 8 members present:**

On MOTION of CARNES, the TMAPC voted 8-0-0 (Carnes, Coutant, Draughon, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Doherty, Harris, Horner, "absent") to APPROVE the FINAL PLAT of Cedarcrest Park Homes and RELEASE same as having met all conditions of approval as recommended by staff.

\* \* \* \* \*

**APPROVAL OF COVENANTS ON RECORDED PLAT:**

CHELSEA POND, BLOCK 4 (PUE 426) (2883) RS-1  
East 103rd Street and South Louisville Avenue

**Staff Recommendation:**

This is a request to amend Section I, paragraph D in the above named plat. The document will provide certain changes in the language that will be acceptable to both the private utilities and the City of Tulsa, Department of Public Works. A surface drainage easement and a utility easement overlap, so this change was necessary to satisfy both the city and the private utilities. The Legal Department has approved the format, the Department of Public Works has approved by memo dated April 17, 1991, and the private utilities have advised staff of their approval.

This action does not affect any conditions applicable to the plat or to the Planned Unit Development.

Staff recommends approval as submitted.

**TMAPC Action; 8 members present:**

On MOTION of WOODARD, the TMAPC voted 8-0-0 (Carnes, Coutant, Draughon, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Doherty, Harris, Horner, "absent") to APPROVE the Change in Covenants on Recorded Plat for Chelsea Pond, Block 4, as recommended by staff.

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**LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:**

L-17403	Yates	(393)	408 S. Zurich Ave.
L-17409	Rooney	(583)	6633 S. Evanston Circle

**Staff Recommendation:**

Mr. Wilmoth stated all items were in order and staff recommended approval.

**TMAPC Action; 8 members present:**

On MOTION of CARNES, the TMAPC voted 8-0-0 (Carnes, Coutant, Draughon, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Doherty, Harris, Horner, "absent") to APPROVE the above listed lots splits as having received prior approval.

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**OTHER BUSINESS:**

PUD 457-1: Minor amendment to reduce lot width requirements-- Located east of the northeast corner of East 81st Street South and South Yale Avenue

**Staff Recommendation:**

PUD 457 is a 75.7 acres development zoned RS-3 that approved a maximum of 192 detached single-family dwelling units. Phase I consisting of 56 lots has been approved and is under development. The applicant is requesting a minor amendment to modify the minimum lot width from 80' to 75' for Phase II which is the balance of the PUD.

After review of the applicant's submitted preliminary lotting plan, staff finds the request to be minor in nature and consistent with the original PUD. Although the plan is conceptual at this point, staff would note the total number of lots will be less than the

maximum 192 approved for PUD 457. Not all lots within Phase II will be less than the current 80' minimum width, the lots with frontage on a private street are planned to be 80' or wider.

Therefore, staff recommends APPROVAL of minor amendment PUD 457-1 to reduce lot width from 80' to 75' in Phase II.

Comments & Discussion:

Mr. Carnes stated that he would not be voting against this request but commented that he was opposed to TMAPC working with the applicant on a PUD only to have him come back several times to amend the requirements of what was probably a good PUD. Chairman Parmele said the applicant was in the second phase of the project and often things change once development has begun. He felt the request was compatible with the PUD and moved approval of staff recommendation.

Ms. Wilson inquired what would be gained by reducing the lots from 80' to 75'. The 2nd Vice Chairman recognized the applicant, Mr. Bill Lewis, 3601 East 51st Street. He advised this was the second phase of Holland Lakes. The PUD allows 192 lots and actual development will be around 150 lots. There are a number of curved streets, therefore, to make the number of lots work out, it will be necessary to make some of the lots less than 80'. The majority of the lots will be larger than 75'.

TMAPC Action; 8 members present:

On MOTION of PARMELE, the TMAPC voted 8-0-0 (Carnes, Coutant, Draughon, Midget, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Doherty, Harris, Horner, "absent") to APPROVE the Minor Amendment to PUD 457-1 to reduce lot width from 80' to 75' in Phase II on public streets only as recommended by staff.

There being no further business, the 2nd Vice Chairman declared the meeting adjourned at 2:10 p.m.

Date Approved: 5-15-91

[Signature]  
Chairman

ATTEST:

[Signature]  
Secretary

